



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: July 12, 2011

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Valle Verde Decision And Findings Resolution

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving an Amended Conditional Use Permit, Modifications, and a Lot Line Adjustment for an Application of American Baptist Homes of the West, 900 Calle de Los Amigos.

DISCUSSION:

On June 14, 2010, Council heard the appeal of the Law Office of Marc Chytilo representing Hidden Oaks Homeowners Association, and the appeal of Weinberg, Rodger & Rosenfeld, representing the Service Employees International Union-United Healthcare Workers West ("UHW") and Friends of Valle Verde ("FVV"). By a vote of 6 to 0, Council denied the appeal, and directed staff to return with decisions and findings, including additional and revised conditions. Provided is the proposed resolution reflecting Council's action.

The following conditions were added or clarified:

- Added Condition A.7 Encourages Valle Verde to complete parking improvements as soon as possible
- Added Condition B.1.s Reflects the deletion of the Modification on Torino Drive
- Condition B. 2 Oak woodland clarified
- Added Condition B. 3 Offer to dedicate the Oak Woodland
- Added Condition B. 13 States that employees and residents shall park on site
- Added Condition B. 16 States how the facility can be used by outside organizations
- Condition B.17 Clarified the condition
- Added Condition B. 18 Transportation Demand Program

- Added Condition C. 1 Update plans to reflect elimination of Modification on Torino Drive.
- Condition D.1.h Revised Public Works condition
- Added Condition D.1.v Traffic signal
- Condition D.2.e.3 Clarified the timing of surveying the site for special status animals

The following two conditions were already included in the Planning Commission conditions of approval and address concerns raised by Council members:

- Condition C.9 ABR to study retaining walls on Rutherford
- Condition D.2.d.2 Relocate the detention basin on Rutherford to avoid oak tree impact

PREPARED BY: Peter Lawson, Associate Planner

SUBMITTED BY: Paul Casey, Assistant City Administrator/Community Development Director

APPROVED BY: City Administrator's Office